043.A	0005	0128.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	581,000	/	581,000
USE VALUE:	581,000	/	581,000
ASSESSED:	581,000	/	581,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		PALMER ST, ARLINGTON

OWNERSHIP

Unit #: 128

Owner 1:	COOPER CLAIRE
Owner 2:	ARDOLINO MICHAEL
Owner 3:	
Street 1:	128 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	QUINN MICHAEL & TIKEREN -
Owner 2:	-
Street 1:	128 PALMER ST UNIT 128
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1354 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	577,900	3,100		581,000
Total Card	0.000	577,900	3,100		581,000
Total Parcel	0.000	577,900	3,100		581,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.10 | /Parcel: 429.10

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	312531
GIS Ref	
GIS Ref	
Insp Date	06/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 043.A-0005-0128.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	577,900	3100	.		581,000		Year end	12/23/2021
2021	102	FV	561,100	3100	.		564,200		Year End Roll	12/10/2020
2020	102	FV	552,800	3100	.		555,900	555,900	Year End Roll	12/18/2019
2019	102	FV	485,900	3100	.		489,000	489,000	Year End Roll	1/3/2019
2018	102	FV	423,500	3100	.		426,600	426,600	Year End Roll	12/20/2017
2017	102	FV	385,500	3100	.		388,600	388,600	Year End Roll	1/3/2017
2016	102	FV	381,300	3100	.		384,400	384,400	Year End	1/4/2016
2015	102	FV	329,300	3100	.		332,400	332,400	Year End Roll	12/11/2014

!15825!

PRINT

Date	Time
12/30/21	21:26:16

LAST REV

Date	Time
08/09/21	15:14:28
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15825

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINN MICHAEL &	71159-431	1	6/15/2018		596,000	No	No		
STANDLEY RYAN &	64405-359		10/23/2014		415,000	No	No		
FELL STEPHEN,	55979-125		12/3/2010		350,000	No	No		

USER DEFINED

Prior Id # 1:	30282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2021	940	Redo Bas	10,700	C				
12/23/2016	1566	Add Bath	10,565	O				
7/20/2010	852	Re-Roof						

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Left Notice	DGM	D Mann
6/1/2018	Measured	DGM	D Mann
5/6/2013	Info Fm Plan	BR	B Rossignol
2/14/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8226																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	403.516
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709965
Depreciation:	132053
Depreciated Total:	577911

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	464.04
Special Features:	0	Val/Su Net:	426.81
Final Total:	577900	Val/Su SzAd	426.81

SKETCH

UnSketched SubAreas:
GLA: 1354,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,354	403.520	546,360

Net Sketched Area: 1,354 | Total: 546,360

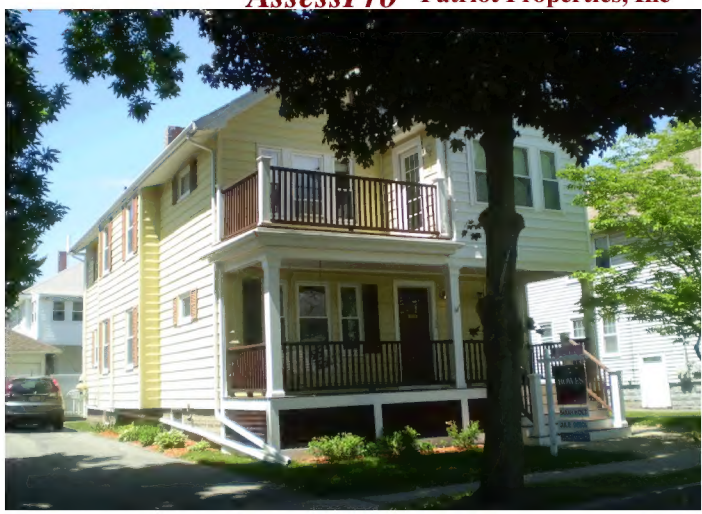
Size Ad 1354 | Gross Area 1354 | FinArea 1354

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.A-0005-0128.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1930	28.89	T	40	102			3,100			3,100

More: N | Total Yard Items: 3,100 | Total Special Featues: | Total: 3,100